

# FAIRDALE NEIGHBORHOOD PLAN



## EXECUTIVE SUMMARY





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### FAIRDALE'S VISION STATEMENT

*In the year 2020 Fairdale has a true village feel and atmosphere, serving as the gateway to the Jefferson Memorial Forest. The outlying village area will consist of residences designed to complement the rural and scenic areas surrounding the forest. New developments will exhibit innovative design features in order to preserve and enhance the rural character, protect the sensitive environmental features and to protect the unique open space areas found in this part of Metro Louisville. The defined village center of Fairdale creates the heart of the village. The Village Center includes a mixture of commercial, office, residential, schools and other neighborhood supporting uses within easy walking distances to most residents. A supportive transportation system provides sufficient access for parking, while providing for an attractive and safe pedestrian and bicycle friendly environment through linking recreational trails, walking paths and sidewalks to all residents and visitors alike. The community, by capitalizing on these assets and its location will offer the essential elements for maintaining and enhancing the quality of life for current and future generations.*

The Fairdale neighborhood is one of the older rural neighborhoods in Jefferson County. The community was settled near a salt lick in the late 1700's and the area has remained predominately rural, centered around the village that has developed at the intersections of Fairdale, Manslick, Mt Holly and Mitchell Hill Roads.

Fairdale is an excellent example of a true village. The community is centered around a small neighborhood oriented business area that includes schools, a post office, churches, a library, a park, the fire station, the Playtorium community center and other uses.

Recent improvements in the utility infrastructure have encouraged the development of new housing in the area. Future development decisions will be based upon the Land Development Code adopted in 2003 and

will further enhance the village and village center of Fairdale. This plan supports continued construction of sidewalks and other features that make the village and village center pedestrian friendly. The ongoing expansion and development of facilities and activities in Jefferson Memorial Forest will increase traffic through the community and offer opportunities for specialized businesses to serve the visitors to the area.

Roadway improvements should focus on providing adequate on-street parking in the village center, bikeways and sidewalks to provide alternative modes of movement within and through the community. The City of Parks Initiative proposes connections between major parks and a system of bikeways and trails around Jefferson County. Fairdale is one of the crossroads and will be directly impacted by these facilities. Iroquois Park to the north and McNeely Lake Park to the east are two parks that are planned to be connected by parkways and bikeways through Fairdale to Jefferson Memorial Forest.

Improvements to community facilities, such as the Fairdale Playtorium, library and a dedicated senior citizens center are desired by residents of the community. The Playtorium currently offers a limited space where several programs are currently located. The library is proposed to be relocated to a new structure in the village center. A study should be conducted to determine the future needs of the community to establish a plan for growth of the Playtorium and other facilities to support the needs of the area.

The area has some of the most concentrated and significant environmental limitations in Jefferson County, as can be seen on Core Graphic 5 of the Cornerstone 2020 Comprehensive Plan. These include poor and erodable soils, steep slopes and floodplains. These features will limit the amount of residential development that can occur in the area, but at the same time preserve scenic hillsides and valleys in the area leading to Jefferson Memorial Forest.

The community wishes to see additional residential development with a wider variety of housing styles and prices to create a sound, diverse community. Housing opportunities and facilities for the growing senior citizens





community are also desired. Such development would further enable the neighborhood serving businesses in the village center to grow and expand, thereby, providing a wider variety of shopping opportunities for residents in closer proximity to their homes.

The proposed Conservation Subdivision Regulation would offer opportunities for subdivision development in the village outlying area, while preserving sensitive features in the area. There is a limited amount of developable land surrounding these sensitive site features. Residential development in these areas could be clustered while preserving the sensitive features in the area. The resulting development would offer homes clustered around scenic venues.

The village center requires improvements to enhance the appearance and function of the area. There are several neighborhood serving businesses, however, there is minimal off-street parking and no on-street parking available. In recent years Metro government has assisted in constructing sidewalks in the area. There should be a continued effort to further extend these facilities. The main intersection in the village should be redesigned and reconstructed to enhance traffic movement in the community and provide on-street parking to enhance accessibility to the businesses in the village center. Three alternative designs are provided in the neighborhood plan. These designs offer a starting point for a more detailed analysis of the village center and improvements that may further enhance the village character of Fairdale.

The proposed alterations to the Form District map of the study area will recognize existing development in the area and offer protection of the village nature of the community. Some areas currently designated as the Neighborhood Form District are accessible only through Village Form Districts and other areas are oriented toward or developed in a village character.

The Community Task Force contributed many ideas and expressed many concerns of the community in developing this plan. The Task Force recognizes the many positive elements that exist in the community and offered ideas for improving the Fairdale living environment. The community, when presented with the ideas outlined in the Neighborhood Plan, provided many comments that have been helpful to the Task Force, the staff of the Department of Planning and

Design Services and the consultant working on this plan.

The village of Fairdale can grow and provide enhanced services and opportunities to the existing and future residents of the area. The many features and environmental constraints in the area are assets that can enhance the living environment. The community appears to support the ideas offered in the plan and should join with government in ensuring that these ideas and proposals are implemented.



## SUMMARY OF RECOMMENDATIONS AND PLAN IMPLEMENTATION

	RECOMMENDATION	IMPLEMENTATION RESPONSIBILITY	TIME FRAME
	<b>Cornerstone 2020 / LDC</b>		
C.1	Adopt <b>Conservation Subdivision</b> regulation to provide alternative design options for Village Outlying areas throughout Jefferson County	Louisville Metro Planning Commission	Short < 1 Year
C.2	Adopt <b>UN Urban Neighborhood</b> zoning district classification in undeveloped portions of the Village Center. This district provides a flexible tool for creation of single, two and multi-family developments surrounding the Village Center area ( <b>See Map on Pg. ____</b> ).	Louisville Metro Planning Commission	Short <1 year
C.3	<p>Change study area Form Districts as recommended in Community Form Recommendations and as shown on the Proposed Form District Maps <b>Pages 11 &amp; 12</b>.</p> <ul style="list-style-type: none"> <li>a. Enlarge the Village Center Form District surrounding the center of the Fairdale community</li> <li>b. Change the Village Center designation at the intersection of Mt Holly Road and National Turnpike to Village Outlying</li> <li>c. Change the Neighborhood Form District to the Village Outlying at the terminus of Dezern Avenue</li> <li>d. Change Neighborhood Form District to the Village Outlying form in the North area at I-265 / New Cut Road Interchange</li> <li>e. Convert the Neighborhood Form District in the area East of South Park Road to the Village Outlying Form District.</li> <li>f. Change the Neighborhood Form District to the Village Outlying in South Area at intersection of Holsclaw Hill and Mitchell Hill Roads</li> <li>g. Change the area south of I-265 and east of National Turnpike from Village Outlying Form District to Suburban Workplace Form District.</li> </ul>	Louisville Metro Planning Commission	Short < 1 Year





	RECOMMENDATION	IMPLEMENTATION RESPONSIBILITY	TIME FRAME
C.4	Implement design standards for roadway sections, including sidewalks, bikeways, on-street parking. These standards should be formalized throughout the county.	Louisville Metro Government	Medium 1 – 3 years
C.5	Strengthen Village Center Design Standards in Chapter 5, Part 2 and associated parts of the LDC following the village design principles outlined in the Village Design component of this plan.	Louisville Metro Planning Commission	Short
C.6	Develop Design guidelines for Future Development of Fairdale's Village Center Following the Principles of Pedestrian-Oriented Village Development.	Louisville Metro Planning Commission	Short
C.7	Study the land uses and zoning classifications surrounding the Fairdale Road and South Park Road Intersection and southward parallel to the CSX Railroad to analyze the inconsistencies in the land use and form districts.	Louisville Metro Planning Commission	Short
C.8	Strengthen Village Outlying Form District Design Standards in Chapter 5, and Associated Parts of the LDC Following the Village Outlying Design Principles Outlined in the Village Design Component of This Plan.	Louisville Metro Planning Commission	Short
C.9	Evaluate and Revise Multi-family Residential Design Standards in LDC, Chapter 5, Part 4 to Assure Standards are Compative With Single-family Standards in Infill and Redevelopment situations.	Louisville Metro Planning Commission	Short
C.10	Minimize Stormwater Runoff in New Development Through Traditional and Non-traditional Best Management Practices. Non-traditional Approaches Include Compact Site Design on More Suitable Soils, Preserving Open Space and Incorporating Street Trees Into Site Design	Louisville Metro Planning Commission Metropolitan Sewer District	Short